

FOR
SALE



Paling Close, Wellingborough, Northamptonshire NN8 1FB

£37,500 - Leasehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

Perfect First Time Buy! - At a great affordable price, this ground floor flat is offered for sale with 25% share, the good sized accommodation comprises, main communal entrance, entrance hall, lounge/diner, fitted kitchen, two good sized bedrooms and family bathroom. The property benefits from UPVC double glazing, gas fired central heating to radiators, there is allocated parking to the side and early viewing is highly advised.

POINTS OF INTEREST

- *Ground Floor*
- *Flat*
- *Two Bedrooms*
- *Lounge/Diner*
- *Fitted Kitchen*
- *25% Share*
- *Viewing Essential*
- *Allocated Parking*



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance

Entrance Hall

Door to the side aspect, two built in storage cupboards and radiator.

Lounge/Diner

12' 2" x 13' 8" (3.71m x 4.17m) UPVC double glazed window and door to the front aspect, UPVC double glazed window to the side aspect. built in airing cupboard and radiator.

Fitted Kitchen

9' 5" x 6' 3" (2.87m x 1.91m) Being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine and built in sink/drain.

Bedroom One

13' 8" x 10' 2" (4.17m x 3.10m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Two

12' 2" x 6' 10" (3.71m x 2.08m) UPVC double glazed window to the front aspect and radiator.

Bathroom

Being fitted with three piece suite comprising low level wc, hand wash basin, bath with shower over and heated towel rail.

Outside

There are communal gardens with an allocated car parking space.

Additional Notes:

Council tax band B (Wellingborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

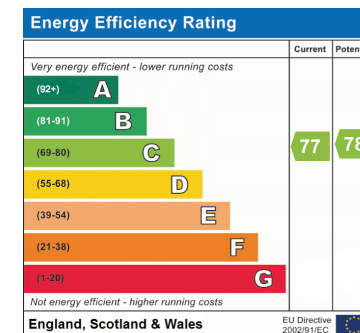
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Rent on remaining share: TBC

Lease: New lease being granted

Service Charge: TBC



Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



Total area: approx. 56.2 sq. metres (605.2 sq. feet)